

In the fall of 2005, the Tysons Land Use Task Force reviewed the 1994 Plan's Major Objectives and created several new Plan Major Objectives. These objectives were grouped into 8 general categories, which include: 1) Economy, 2) Residential, 3) Urban Form, 4) Transportation, 5) Housing, 6) Environment, 7) Accessibility, and 8) Institutional/Cultural Facilities.

The list below is the latest version of the Tyson's Corner Plan's Major Objectives that was further refined by the Task Force at the January 9, 2006 Task Force meeting. Please note that these Plan major objectives will be reevaluated at a future Task Force meeting.

Tysons Corner Plan's Major Objectives

I. Economic Vitality

Preserve and enhance Tysons Corner as a vital economic center.

II. Existing Neighborhoods

Preserve and protect existing residential neighborhoods adjacent to the boundaries of Tysons Corner.

[Respect the sense of community of neighborhoods within the boundaries of Tysons Corner.]

Note: At a future meeting, this objective needs to be refined.

III. Ensure a more urban form of development with a high degree of connectivity throughout Tysons Corner. Encourage a pattern of land use that will promote the development of neighborhoods, especially around Metro stations.

- A. Promote a vibrant sense of place through mixed-use development, including housing; a more urban form of architecture; user-friendly and efficient transit facilities of all types; and parks, open space, and amenities.
- B. Create more intense and more urban development in the existing core area and in the four transit station areas, transitioning to less intense development, and ultimately to the neighborhoods adjacent to Tysons Corner.
- C. Encourage mixed-use development that includes commercial, residential, retail, arts and community amenities that enable transit oriented and pedestrian and bicycle friendly access.
- D. Encourage a more urban development form through appropriate building heights, intensities, setbacks, building mass, distinctive architecture, and site design; and the provision of a more extensive grid of streets.

IV. Transportation

Develop multi-modal integrated transportation systems that complement each other and mitigate traffic impacts in Tysons Corner and in adjacent residential neighborhoods.

Maximize the use of metrorail and other forms of mass transit.

Develop cohesive pedestrian and bicycle circulation systems to facilitate walking, cycling and transit use and to reduce reliance on automobiles.

V. Housing

Provide a variety of new housing at every price point, including affordable units, around the emerging urban centers in Tysons Corner and within walking distance of transit and commercial areas.

VI. Environmental Stewardship:

- A. Use the re-development of Tysons Corner to minimize the negative environmental impacts at Tysons and on the surrounding communities and environmental quality corridors. Emphasize energy conservation, mitigate the effects of runoff and heat retention created by impervious surfaces, and maximize pedestrian, bicycle and transit use to reduce traffic and improve air quality.
- B. Preserve and enhance the natural environment at Tysons Corner. These efforts should include maintaining and creating public and private open spaces within Tysons for both environmental impact mitigation and public enjoyment. Special attention should be paid to protecting and restoring the downstream environments of Scotts Run and Old Courthouse Run. Connect open spaces within Tysons Corner and with the surrounding communities.

VII. Accessibility

Design, implement and maintain buildings, public facilities, transportation facilities programs and services for universal accessibility.

VIII. Public Facilities, Community Services, and Cultural Amenities

- A. Provide sufficient public facilities and infrastructure to support the development within Tysons Corner. Examples include facilities and infrastructure for public health and safety, education, recreation and libraries.
- B. Provide for community serving entities, such as grocery stores, small retail/service establishments, childcare, healthcare and education providers vital to any viable community.
- C. Provide for the inclusion of cultural and civic uses, events and amenities; such may include performing arts spaces, amphitheater, ice skating rinks, conference/meeting rooms, recreational space, public art, museums etc.